

1997-98 SESSION  
COMMITTEE HEARING  
RECORDS

Committee Name:

*Joint Committee on  
Finance  
(JC-Fi)*

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR\_RCP\_pt01a
- 97hrAC-EdR\_RCP\_pt01b
- 97hrAC-EdR\_RCP\_pt02

- Appointments ... Appt
- 
- Clearinghouse Rules ... CRule
- 
- Committee Hearings ... CH
- 
- Committee Reports ... CR
- 
- Executive Sessions ... ES
- 
- Hearing Records ... HR
- 
- Miscellaneous ... Misc
- 97hr\_JC-Fi\_Misc\_pt06h\_DPR
- 
- Record of Comm. Proceedings ... RCP
-

Joint Finance

16.515/16.505

14 Day Passive  
Reviews

7/25/97 —

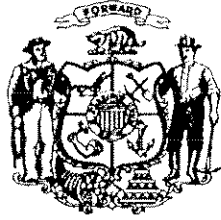
12/4/97

DNR Land Purchase  
11/11/97

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

119 MLK, Room LL1  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-8535



ASSEMBLY CHAIR  
**JOHN GARD**

315-N Capitol  
P.O. Box 8952  
Madison, WI 53708-8952  
Phone: (608) 266-2343

## JOINT COMMITTEE ON FINANCE

November 12, 1997

Secretary George Meyer  
Department of Natural Resources  
101 South Webster Street  
Madison, Wisconsin 53707-7921

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your October 23, 1997, request pursuant to s. 23.0915(4), Stats., regarding the proposed 429.35 acre state land purchase from Donald and William Lauterbach in the amount of \$515,000.

No objections to this request have been raised. Accordingly, the request is approved.

Sincerely,

Handwritten signature of Brian Burke in cursive.

BRIAN BURKE  
Senate Chair

Handwritten signature of John H. Gard in cursive.

JOHN GARD  
Assembly Chair

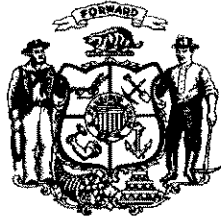
BB:JG:jc

cc: Members, Joint Committee on Finance

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

Room 302H  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-8535



ASSEMBLY CHAIR  
**SCOTT JENSEN**

315-N Capitol  
P.O. Box 8952  
Madison, WI 53708-8952  
Phone: (608) 264-6970

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative Scott Jensen  
Co-Chairs, Joint Committee on Finance

Date: October 24, 1997

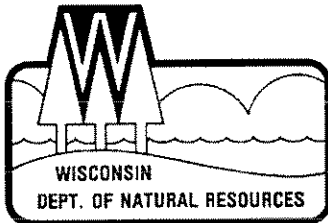
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 429.35 acre state land purchase from Donald and William Lauterbach in the amount of \$515,000. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Jensen** no later than **Tuesday, November 11, 1997**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:SJ:jc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary

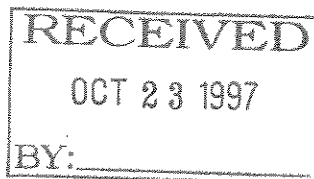
PO Box 7921  
101 South Webster Street  
Madison, Wisconsin 53707-7921  
TELEPHONE 608-266-2621  
FAX 608-267-3579  
TDD 608-267-6897

OCT 23 1997

IN REPLY REFER TO: W-1298

Honorable Brian Burke  
Member State Senate  
LL11, 119 MLK Blvd.

Honorable Scott Jensen  
Member State Assembly  
Room 315N  
C A P I T O L



Dear Senator *Brian* Burke and Representative *Scott* Jensen:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 429.35-acre land purchase from Donald Lauterbach and William Lauterbach for \$515,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the October meeting. The land is required for Wildlife Management and Public Recreation for the Swan Lake Wildlife Area. There are sufficient funds appropriated to complete the purchase.

The file number is W-1298 and the land is located in Columbia County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact David Morehouse at 266-3462. Mr. Morehouse is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George E. Meyer  
Secretary

cc: Legislative Fiscal Bureau

# CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: September 26, 1997 FILE REF: W-1298

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Donald Lauterbach and William Lauterbach Tract, File # W-1298, Option Expires January 8, 1998

1. PARCEL DESCRIPTION:

Swan Lake Wildlife Area  
Columbia County

Grantor:

Donald Lauterbach and William Lauterbach  
c/o Elaine Benson  
Don Lee Realty Inc.  
333 W. Wisconsin Street  
Portage, WI 53901

Acres: 429.35

Price: \$515,000

Appraised Value: \$515,000

Interest: Purchase in fee.

Improvements: Farm house, outhouse, storage sheds, and silo--no value

Location: The tract is located two miles east of Portage in central Columbia County.

Land Description: The subject property consists of a level marsh nearly surrounding a sandy upland.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	107
	Wetland	215
	Abandoned cropland/pasture	<u>107.35</u>
	TOTAL	429.35

Zoning: Agricultural; Floodplain; Conservancy

Present Use: Private Recreation

Proposed Use: Public Recreation and Wildlife Management

Tenure: 19 years (in the family for three generations)

Property Taxes: \$1,088.54

Option Date: September 10, 1997

2. JUSTIFICATION:

The Department recommends the purchase of the 429.35-acre Lauterbach property in Columbia County to provide opportunities for public recreation, to allow wildlife management, and to consolidate state ownership within the Swan Lake Wildlife Area.

The Swan Lake Wildlife Area is located about two miles east of Portage and 30 miles north of Madison. It receives heavy public recreational use because of its location. Land for the project was first acquired in 1966 for waterfowl and pheasant habitat. Public recreational use for waterfowl and pheasant hunting, trapping, hiking, nature observation, and cross-country skiing is heavy.

The Lauterbach parcel consists of 215 acres of marsh, 107 acres of lowland hardwood timber, and about 107 acres of abandoned cropland and pasture. The Fox River forms the north boundary of the property with about one mile of straight-line frontage on the river. All of the frontage is marshy. The Fox River is about 50 feet in width here and averages two to four feet in depth. The river has a good fishery for bass, walleyes, northern pike, and panfish. In addition, the property has 450 feet of frontage on the western end of Swan Lake, a 420-acre lake. There are also several ponds on the property. The abandoned cropland and pasture is on sandy soil and is mostly covered with grass although there has been some encroachment of trees and shrubs.

The parcel has habitat for numerous birds and mammals that rely on wetlands, lowland timber, and abandoned cropland fields for existence: deer, grouse, turkey, squirrel, ducks and geese, sandhill cranes, great blue herons, woodcock, cottontail rabbit, numerous songbirds as chickadees, cardinals, catbirds, wrens, woodpeckers, numerous neotropical migrants (particularly warblers), several species of hawks and owls, and osprey.

The Department owns property along the entire west boundary of the parcel. Access to the property is from a gravel town road. There are several buildings on the property--an old farm house, three sheds, a silo, and an outhouse. All of these structures are in very poor condition and were given no value in the appraisals. If the property is purchased by the Department, the improvements will be removed.

The property has been in the Lauterbach ownership for three generations and they wanted it to remain a contiguous unit and managed for wildlife habitat. The Department originally offered \$475,000 which was countered by the sellers. They had received a verbal offer by out-of-state buyers for at least \$515,000. The Department agreed to use the higher appraisal and offer \$515,000.

This parcel will provide a significant amount of additional land for public use such as hunting, trapping, fishing, birdwatching, hiking, and other nonconsumptive use activities that will not degrade the quality of the existing habitat and environment for wildlife. The Swan Lake Association has endorsed this acquisition and strongly encourages the state to purchase the property.

The Department recommends purchase of the property to allow wildlife management, to provide opportunities for public recreation, to meet the



needs of recreation property users in south central Wisconsin, and to consolidate state ownership in the project.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,313,316	\$896,115

4. ACQUISITION STATUS OF SWAN LAKE WILDLIFE AREA:

Established: 1966  
Acres Purchased to Date: 1,678.85  
Acquisition Goal: 3,850.03 Acres  
Percent Complete: 44%  
Cost to Date: \$152,325

5. APPRAISAL:

Appraiser: Paul Scott (Staff Appraiser)  
Valuation Date: June 10, 1997  
Appraised Value: \$515,000  
Highest and Best Use: Recreation


Allocation of Values:

- a. land: 429.35 acres @ \$1,200 per acre: \$515,220 rounded to \$515,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,150 to \$1,294 per acre

Appraisal Review: Greg Delwiche - July 23, 1997

Comments: Mike Augustyn, private appraiser, completed a second appraisal on the property. He valued the property at \$475,000.


RECOMMENDED:

  
\_\_\_\_\_  
David C. Morehouse

9/29/97  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Bureau of Legal Services

9/29/97  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steven W. Miller

10-2-97  
\_\_\_\_\_  
Date

RES:jp

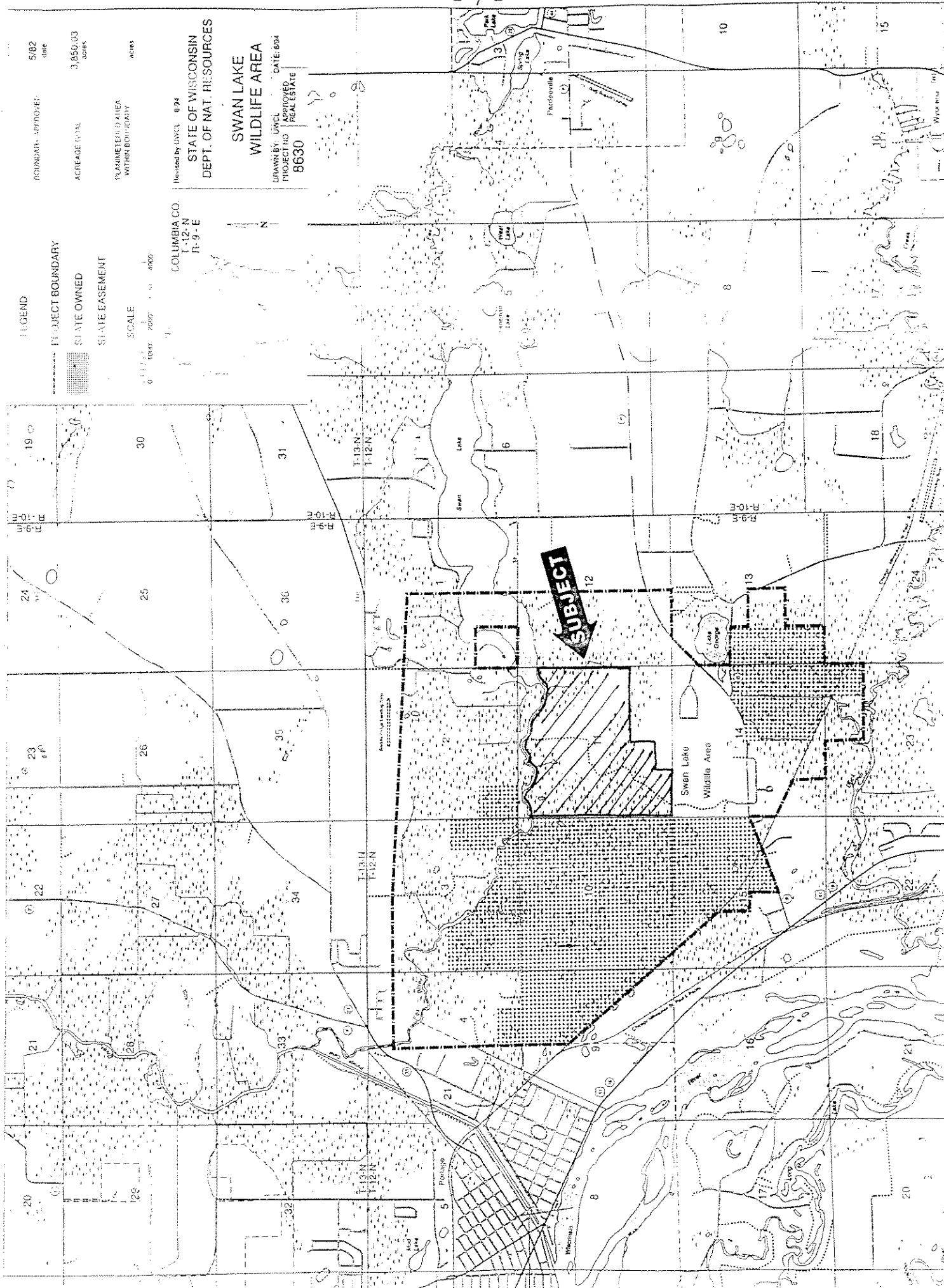


©1996 Rockford Map Publs, Inc.

SEE PAGE 15

Columbia County, Wis

WZCC



LEGEND

PROJECT BOUNDARY

STATE OWNED

STATE EASEMENT

SCALE

0 1000 2000 3000 4000

BOUNDARY APPROVED: 5/82  
DATE

ACREAGE STATE: 3,850.03  
ACRES

PLANNED AREA WITHIN BOUNDARY

Revised by DWCL 8/94

STATE OF WISCONSIN  
DEPT. OF NAT. RESOURCES

SWAN LAKE  
WILDLIFE AREA

DRAWN BY: DWCL DATE: 8/94  
PROJECT NO: 8630  
REAL ESTATE

COLUMBIA CO.  
T-12-N  
R-9-E

DEPARTMENT OF NATURAL RESOURCES

SECTION MAP

FORM 8600-16

REV. 4-77

PROJECT <b>SWAN LAKE WILDLIFE AREA</b>		MAPPED BY <b>Pet Karsin</b>	
COUNTY <b>Columbia</b>	LANDOWNER <b>Donald D. and William B. Lauterbach</b>		
TOWN <b>Pacific</b>	ADDRESS <b>N 8128 Cty Rd. F</b> <b>PORTAGE, WI. 53901</b>		
SECTION <b>11</b>	TOWNSHIP <b>12N</b>	RANGE <b>9E</b>	SCALE <b>8" = 1 mile</b>
			ACREAGE <b>429.35 acres</b>

